



City of Bellevue, Development Services Department
P.O. Box 90012, Bellevue, WA 98009-9012
(425) 452-6800 Fax (425) 452-5225

Shoreline Management Act Permit Data Sheet and Transmittal Letter

From: _____
City of Bellevue

To: _____
Department of Ecology – Bellevue, WA

Date of Transmittal: 12/6/2018

Date of Receipt: (provided by Ecology)

Type of Permit: (Indicate all that apply)

Substantial Development ; Conditional Use ; Variance ; Revision ; Other .

Local Government Decision: **Approval** ; Conditional Approval ; Denial :

Applicant Information:

Applicant's Representative: (if primary contact)

Name: _____
Michael Holmes

Name: _____
Ted Burns, Seaborn Pile Driving Co.

Address: _____
5632 Pleasure Point LN SE
Bellevue, WA. 98006

Address: _____
9311 SE 36th St., Suite 204
Mercer Island, WA. 98040

Phone(s): 206-999-9366

Phone(s): 206-236-1700

Is the applicant the property owner? **yes** no

Location of the Property: (Section Township and Range to the nearest 1/4, 1/4 Section or latitude and longitude, and a street address where available)

SW ¼ of Section 12, Township 24, Range 04

Water Body Name: Lake Washington

Shoreline of Statewide Significance: **Yes** No .

Environment

Designation: Shoreline Residential

Description of the Project: (Summary of the intended use or project purpose)

New single-family residential pier

Notice of Application

Date: September 6, 2018

Final Decision Date:

December 6, 2018

By: City of Bellevue Development Services Department – Peter Rosen

Phone No: 425-452-5210



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Holmes Pier

Proposal Address: 5632 Pleasure Point Ln

Proposal Description: Shoreline Substantial Development Permit to remove an existing dock and construct a new dock for a single-family residence on Lake Washington. The proposed dock is 530 SF in overwater coverage, 100.5 feet long, 4 feet wide for the first 30 feet waterward of the ordinary-high-water-mark (OHWM) and then 6 feet wide. The dock will be supported by twelve (12) 8-inch steel piles and one (1) 8-inch steel brace pile. Proposal would remove the existing dock, a float plane lift and associated wood piles. Proposal includes a shoreline planting plan.


File Number: 18-121015-WG

Applicant: Ted Burns, Seaborn Pile Driving


Decisions Included: Shoreline Substantial Development Permit (Process II LUC 20.30R)

Planner: Peter Rosen, Senior Environmental Planner

**State Environmental Policy Act
Threshold Determination:** **Determination of Non-Significance**


Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael Brennan, Director
Development Services Department

By: 
Elizabeth Stead, Land Use Director

Date of Application: August 14, 2018

Notice of Application: September 6, 2018

Notice of Decision: December 6, 2018

Deadline for Appeal of Process II Administrative Decisions:

SEPA Determination: December 20, 2018

Shoreline Substantial Development Permit: December 28, 2019 (21 days following publication of a notice of decision and date Ecology receives the decision)

For information on how to appeal a project proposal, visit the Permit Center at City Hall or call 425-452-6800. Appeal of any Process II Administrative decision must be made by 5 p.m. on the date noted for appeal of the decision. Appeal of the SEPA Threshold Determination and/or Critical Areas Land Use Permit must be made to the City of Bellevue City Clerk's Office. Appeal of the Shoreline Substantial Development Permit must be made to the Washington State Shoreline Hearings Board (contact the project planner for more information on how to file an appeal with the Shoreline Hearings Board).

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Attachments

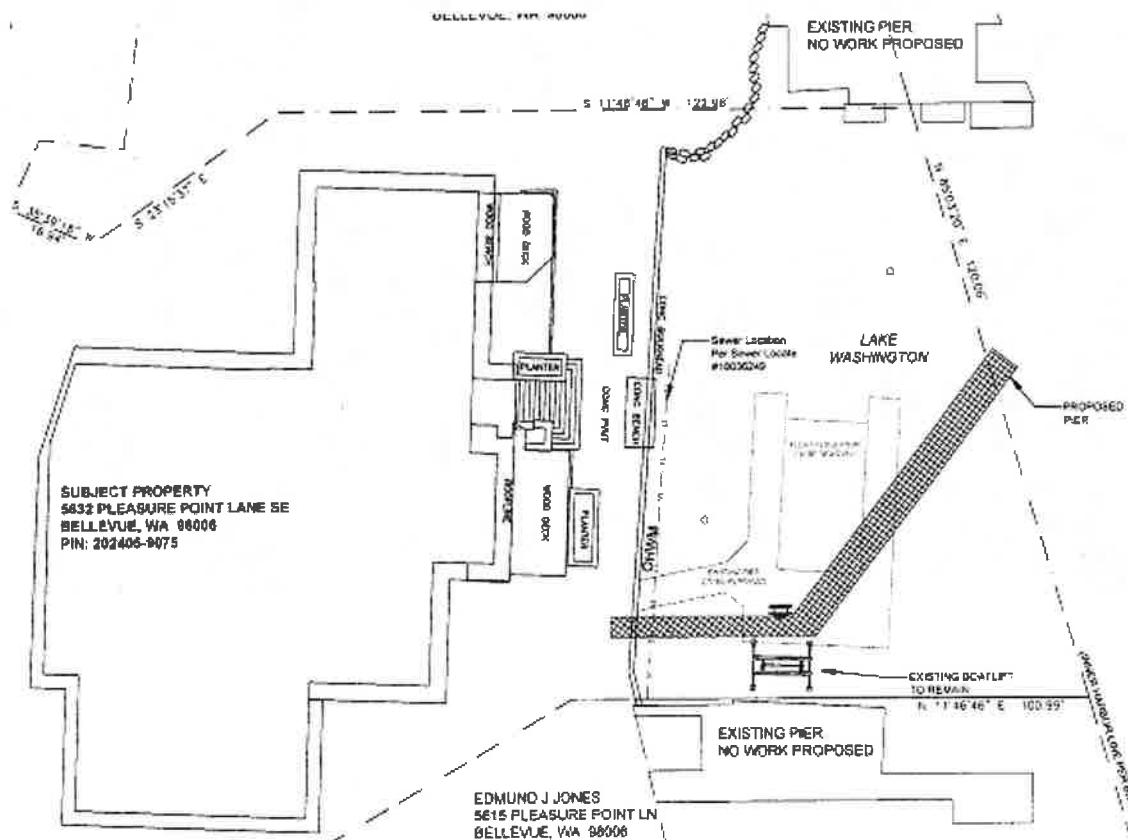
1. Project Plans – Attached
2. SEPA Environmental Checklist – Attached
3. U.S. Army Corps of Engineers dock permit – Attached

I. Proposal Description

Applicant requests approval of a Shoreline Substantial Development Permit to remove an existing dock and to construct a new dock for an existing single-family residence on Lake Washington. The existing dock has an overwater coverage of approximately 1,030 SF. The proposed dock is 530 SF in overwater coverage, 100.5 feet long, 4 feet wide for the first 30 feet waterward of the ordinary-high-water-mark (OHWM) and then 6 feet wide. The new dock will be supported by twelve (12) 8-inch steel piles and one (1) 8-inch steel brace pile. The proposal includes installing two (2) 12-inch steel mooring piles. The proposal would remove an existing float plane lift (450 SF overwater coverage) and associated wood piles. The proposal includes a shoreline planting plan.

The proposed dock requires a Shoreline Substantial Development Permit and SEPA review because the proposed work is within a shoreline of statewide significance and the total cost of the replacement dock exceeds the exemption threshold of \$22,500.

FIGURE 1 - DOCK PLAN



II. Site Description, Zoning, Land Use and Shoreline Environment and Functions

A. Site Description

The project site is located at 5632 Pleasure Point Ln in the Factoria subarea. The site is adjacent to Lake Washington and is developed with a single-family residence. An existing u-shaped dock and float plane lift would be removed as part of the proposal. There is a concrete bulkhead along most of the lakefront, with a rockery bulkhead on the west end of the site. The existing residence is setback approximately 25-35 feet from the bulkhead and ordinary high-water mark (OHWM) of the lake. The rear yard facing the lake is landscaped with lawn, planters and several ornamental trees. There is an existing sewer main running along the site's shoreline and waterward of the OHWM.

FIGURE 2 - SITE CONDITIONS

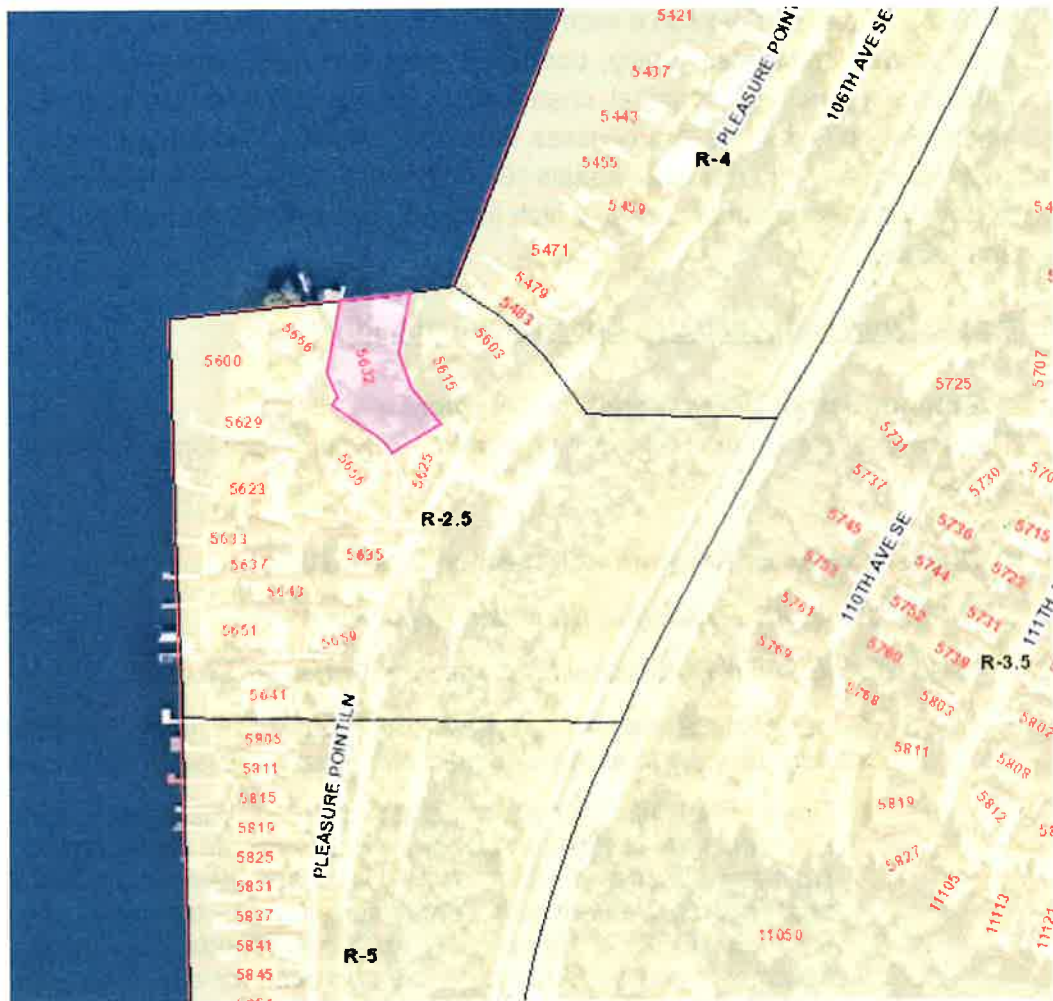


B. Zoning

The property is zoned R-2.5, a single-family residential zoning district. Surrounding properties are also zoned R-2.5 and developed with single-family residences. To the east of the site is R-4 zoning and R-5 zoning is south of the subject site. See Figure 3, Zoning Map.

The proposed dock is an accessory use to the existing single-family residence and allowed in this zone.

FIGURE 3 - ZONING MAP



C. Land Use Context

The property has a Comprehensive Plan Land Use Designation of SF-M (Single Family Medium Density). The project is consistent with this land use designation.

Properties adjacent to and in the vicinity of the site are developed with single family residences and most properties are improved with docks associated with the residences.

D. Shoreline Environment and Functions

The site is in the *Shoreline Residential* shoreline environment designation. The purpose of the *Shoreline Residential* environment is to accommodate single or multifamily residential development and appurtenant structures. The *Shoreline Residential* designation is assigned to shorelands which are predominantly characterized by residential development or planned for residential development and exhibit moderate to low levels of ecological functions because of historic shoreline modification activities.

Shorelines provide a variety of functions including shade, temperature control, water purification, woody debris recruitment, channel, bank and beach erosion, sediment delivery,

and terrestrial-based food supply (Gregory et al. 1991; Naiman et al. 1993; Spence et al. 1996). Shorelines provide a wide variety of functions related to aquatic and riparian habitat, flood control and water quality, economic resources, and recreation, among others. Each function is a product of physical, chemical, and biological processes at work within the overall landscape. In lakes, these processes take place within an integrated system (ecosystem) of coupled aquatic and riparian habitats (Schindler and Scheuerell 2002). Hence, it is important to have an ecosystem approach which incorporates an understanding of shoreline functions and values.

III. Consistency with Land Use Code Requirements:

A. Zoning District Dimensional Requirements:

The site is located in the R-2.5 zoning district. Zoning dimensional standards do not apply to docks.

B. Shoreline Master Program Requirements LUC 20.25E:

LUC 20.25E.065 Residential Shoreline Regulations

LUC 20.25E.065.H Residential Moorage (Overwater Structures)

3. *General Requirements Applicable to all Residential Docks. The following standards apply to all development and repairs related to residential docks.*
 - a. *Dock Materials. Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.*
 - Finding: Sheet 7.0 includes Best Management Practices (BMPs) Details indicating project-related materials and equipment to be placed in the water will be free of pollutants and approved for aquatic environments. The BMPs also address removing and properly disposing of creosote or similar-treated piles to prevent toxic materials from entering the lake.
 - b. *Dock Lighting. Dock lighting for the purpose of illuminating the dock surface for safety is allowed when the illuminating fixtures are limited to the minimum height necessary above the dock surface, or screened to provide the intended function of walkway illumination, without allowing light emissions to spill outside of the dock surface.*

Finding: The plans do not specify or include dock lighting.

4. *General Requirements Applicable to New or Reconfigured Residential Docks.*
- a. *Paragraph H.4 and LUC Chart 20.25E.065.H.4 of this section contain general requirements that apply to all new and reconfigured residential docks in addition to the general requirements set forth in paragraph H.3 of this section. Each application for a new or reconfigured residential dock shall comply with these requirements.*

Development Standards Chart 20.25E.065.H.4	Proposal	Complies Y/N
<u>Number of docks allowed:</u> One (1) per residential lot	One (1) new dock is proposed	Y
<u>Dock side setbacks requirements:</u> 10 feet Note 2 – 10-foot setback applies to boatlifts	There is an existing boatlift located within the 10-foot setback from the adjoining neighbor on the east. The applicant has provided evidence that the existing boatlift was permitted and legally established. No changes are proposed to this boatlift.	Y
<u>Maximum dock length:</u> 150 feet	100.5-foot dock length	Y
<u>Maximum dock size:</u> 480 SF Note 5 – This standard may be modified with approval of larger dimensions if authorized by the U.S. Army Corps of Engineers or by Washington Department of Fish and Wildlife	530 SF The applicant has submitted an approved permit from the U.S. Army Corps of Engineers (NWS-2018-312) approving the larger dock size. See Attachment 3.	Y
<u>Maximum walkway width:</u> 4-feet for nearshore walkway (located within 30 feet of the OHWM); otherwise 6 feet	The nearshore walkway width is 4-feet, for the first 30'-3" waterward from the OHWM. The walkway width is 6 feet beyond the 4-foot nearshore walkway.	Y
<u>Ell location restriction related to water depth:</u> 30 feet waterward of OHWM or at least 9 foot of water depth	The angled ell portion of the dock starts 30'-3" from the OHWM.	Y
<u>Mooring pile:</u> 2 maximum per residential lot	The proposal includes two 12-inch steel mooring piles.	Y

Development Standards Chart 20.25E.065.H.4	Proposal	Complies Y/N
<u>Decking:</u> Grated	The decking of the new dock will be grated.	Y

IV. Public Notice and Comment

Date of Application: August 14, 2018
Public Notice of Application: September 6, 2018
Minimum Comment Period: October 8, 2018

The Notice of Application for this project was published in the City of Bellevue weekly permit bulletin. It was mailed to property owners within 500 feet of the project site. No comments were received.

V. Summary of Technical Reviews

Land Use:

Noise - The dock pilings would be installed using a barge mounted vibratory driver to limit noise impacts during construction.

The site is adjacent to single-family residences whose residents are most sensitive to disturbance from noise during evening, late night and weekend hours when they are likely to be at home. Construction noise will be limited by the City's Noise Ordinance (Chapter 9.18 BCC) which regulates construction hours and noise levels. **See Conditions of Approval in Section IX of this report**

Clearing and Grading:

The Clearing and Grading Division and Utilities Division of the Development Services Department reviewed the proposed development for compliance with codes and standards. The Clearing and Grading staff approved the proposal with a condition requiring the approval of a Clearing and Grading Permit. **See Conditions of Approval in Section IX of this report**

Utilities Review has required a condition to protect the existing sewer main in the lake; limiting construction activity to at least 5 feet from the sewer main. **See Conditions of Approval in Section IX of this report**

VI. State Environmental Policy Act (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist (Attachment 2) submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction

codes are expected to mitigate potential environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

A. Earth and Water

The applicant will be required to obtain a clearing and grading permit and follow erosion and sediment control best management practices to prevent sediment impacts. **See Conditions of Approval in Section IX of this report**

B. Animals

Lake Washington has documented Chinook and Coho salmon rearing habitat and the lake is used by juveniles for migration, although the lake itself does not provide spawning habitat. These fish species and their habitat will be protected during the project construction through the timing of in-water work. All in-water work is required to occur within the construction window as established by state and federal agencies to minimize or avoid impacts to fish and wildlife. **See Conditions of Approval in Section IX of this report**

C. Plants

No native plants or other vegetation would be removed for the dock construction. The applicant has proposed shoreline planting with native tree and shrub species, which will improve plant and habitat functions compared to current site conditions.

VII. Decision Criteria

A. Shoreline Substantial Development Permit Decision Criteria - 20.25E.160.D

The Director may approve or approve with modifications a Shoreline Substantial Development Permit if:

- 1. The proposal is consistent with the policies and procedures of the Shoreline Management Act;**

Finding: As evaluated the proposal is consistent with applicable policies and procedures of the Shoreline Management Act (SMA). The SMA includes broad policies that give priority to uses that require a shoreline location and single-family residences are specifically identified as a preferred use. A goal also promotes public access and shoreline enjoyment opportunities. (RCW 90.58.020).

- 2. The proposal is consistent with the provisions of Chapter 173-27 WAC;**

Finding: The proposal is consistent with applicable provisions of Chapter 173-27 WAC, Shoreline Management Permit and Enforcement Procedures.

- 3. The proposal is consistent with the SMP;**

Finding: As evaluated in Section III of this report, the applicant has submitted project

plans that demonstrate the proposal's consistency with the policies and procedures of the Shoreline Management Program (SMP).

4. The proposal will be served by adequate public facilities including streets, fire protection, and utilities;

Finding: The site is currently served by adequate public facilities and the proposed new dock would not impact existing public facilities.

5. The proposal is consistent with the Bellevue Comprehensive Plan; and

Finding: **City of Bellevue Comprehensive Plan POLICY SH-16.** *Discourage structures using materials which have significant adverse physical or chemical effects on water quality, vegetation, fish, and wildlife in or near the water.*

The proposed dock will be constructed with materials suitable for in-water construction and would not have an adverse effect on water quality, vegetation, fish, and wildlife in or near the water.

The dock is associated with a single family residential use and is for water dependent recreational activities.

6. The proposal complies with applicable requirements of the Bellevue City Code.

Finding: As identified in Section III of this report the applicant has submitted project plans that demonstrate the proposal's compliance with the applicable City of Bellevue Codes and Standards.

VIII. Conclusion and Decision

After conducting the various administrative reviews associated with this proposal, including Land Use Code consistency, SEPA, City Code and Standard compliance reviews, the Director of the Development Services Department does hereby **approve with conditions** the construction of a new dock, installation of two (2) 12-inch steel mooring piles and a shoreline planting plan. Revisions to this approval shall be in accordance with LUC 20.25E.150.E.

Note- Expiration of Approval: In accordance with LUC 20.25E.250.C.2, a Shoreline Substantial Development Permit shall expire and is void two years from the effective date of the permit unless the applicant commences construction activity, or the applicant requests an extension of the shoreline permit.

IX. Conditions of Approval

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

<u>Applicable Ordinances</u>	<u>Contact Person</u>
Clearing and Grading Code- BCC 23.76	Savina Uzunow, 425-452-7860
Utilities Code	Jason Felgar, 425-452-7851
Land Use Code- BCC 20.25E	Peter Rosen 425-452-5210
Noise Control- BCC 9.18	Peter Rosen 425-452-5210

The following conditions are imposed under the Bellevue City Code or SEPA authority referenced:

- 1. Construction Permit Approval:** Approval of this Shoreline Substantial Development Permit does not constitute an approval of a development permit. Construction permits must be submitted and approved prior to beginning construction. Plans submitted shall be consistent with the project plans and shoreline planting plan as permitted under this approval.

Authority: Land Use Code 20.25E
Reviewer: Peter Rosen, Development Services Department, Land Use

- 2. Sewer Main Protection:** No anchoring or landing of any boats or barges at the beach on top of (or within 5 feet) of sewer main. Construction must be at least 5' away from sewer main and outside easement. No new piles within 5 feet of sewer main.

Authority: Utilities Codes – BCC Title 24
Reviewer: Jason Felgar, Development Services Department, Utilities

- 3. Clearing and Grading Permit Required:** Clearing and grading review and approval of the construction permit is required before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76).

Authority: Clearing & Grading Code 23.76.035
Reviewer: Savina Uzunow, Development Services Department, Clearing & Grading

- 4. State and Federal Permits Required:** Permits required from the Washington State Department of Fish and Wildlife (WDFW) and the U.S. Army Corps shall be obtained. All required permits and approvals must be received by the applicant and submitted to the City prior to issuance of construction permits.

The applicant shall comply with the in-water work window as approved by WDFW. Any deviation from the approved schedule must be approved by WDFW and submitted to the City.

Authority: Land Use Code 20.25E.080
Reviewer: Peter Rosen, Development Services Department

- 5. Noise Control:** Noise related to construction is exempt from the provisions of BCC 9.18 between the hours of 7 am to 6 pm Monday through Friday and 9 am to 6 pm on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Noise emanating from construction is prohibited on Sundays or legal holidays unless expanded hours of operation are specifically authorized in advance. Requests for construction hour extension must be done at least one week in advance with submittal of a construction noise expanded exempt hours permit.

Authority: Bellevue City Code 9.18
Reviewer: Peter Rosen, Development Services Department



PIN: 202405-9075
LEGAL DESCRIPTION:
LOT "A" OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO.
96-3882 UNDER KING COUNTY RECORDING NO. 9606189001

SUBJECT PROPERTY

Received
AUG 14 2018
Permit Processing

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.	 PREPARED BY: TED BURNS OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 TEDEBURNS@GMAIL.COM WWW.SEABORNPILEDIVING.COM	PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.	
DATUM: CORPS OF ENGINEERS 1919 SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04 ADJACENT OWNERS: BRADLEY S & LISA M POWELL 5666 PLEASURE POINT LN BELLEVUE, WA 98006 EDMUND J JONES 5615 PLEASURE POINT LN BELLEVUE, WA 98006		IN: LAKE WASHINGTON AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006 COUNTY: KING LAT: 47.55302 LONG: -122.19603 CREATED: 03/16/2018 REVISED: 08/13/2018 - ADDRESS IN TITLE BLOCK	APPLICANT: TED BURNS SEABORN PILE DRIVING COMPANY 9311 SE 36th ST, SUITE 204 MERCER ISLAND, WA 98040 SHEET 1.0

BRADLEY S & LISA M POWELL
5666 PLEASURE POINT LN
BELLEVUE, WA 98006

EXISTING PIER:
NO WORK PROPOSED

S 11°46'46" W 122.96'

S 35°39'18" W 18.94'

S 25°15'37" E

N 54°20'47" W 91.77'

N 85°03'20" E 120.06'

Sewer Location
Per Sewer Locale
#18036249

LAKE
WASHINGTON

SUBJECT PROPERTY
5632 PLEASURE POINT LANE SE
BELLEVUE, WA 98006
PIN: 202405-9075

L=39.92
R=90.80
Δ=25°11'19"

N 60°50'32" E 96.95'

S 58°21'23" E 78.61'

EDMUND J JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98006

EXISTING PIER:
NO WORK PROPOSED

N 11°46'48" E 100.99'

INNER HARBOR LINE (PER 93A)

0 10 20'

EXISTING CONDITIONS

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.

DATUM: CORPS OF ENGINEERS 1919
SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04
ADJACENT OWNERS:
BRADLEY S & LISA M POWELL
5666 PLEASURE POINT LN
BELLEVUE, WA 98006
EDMUND J JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98006



PREPARED BY:
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MERCER ISLAND, WA 98040
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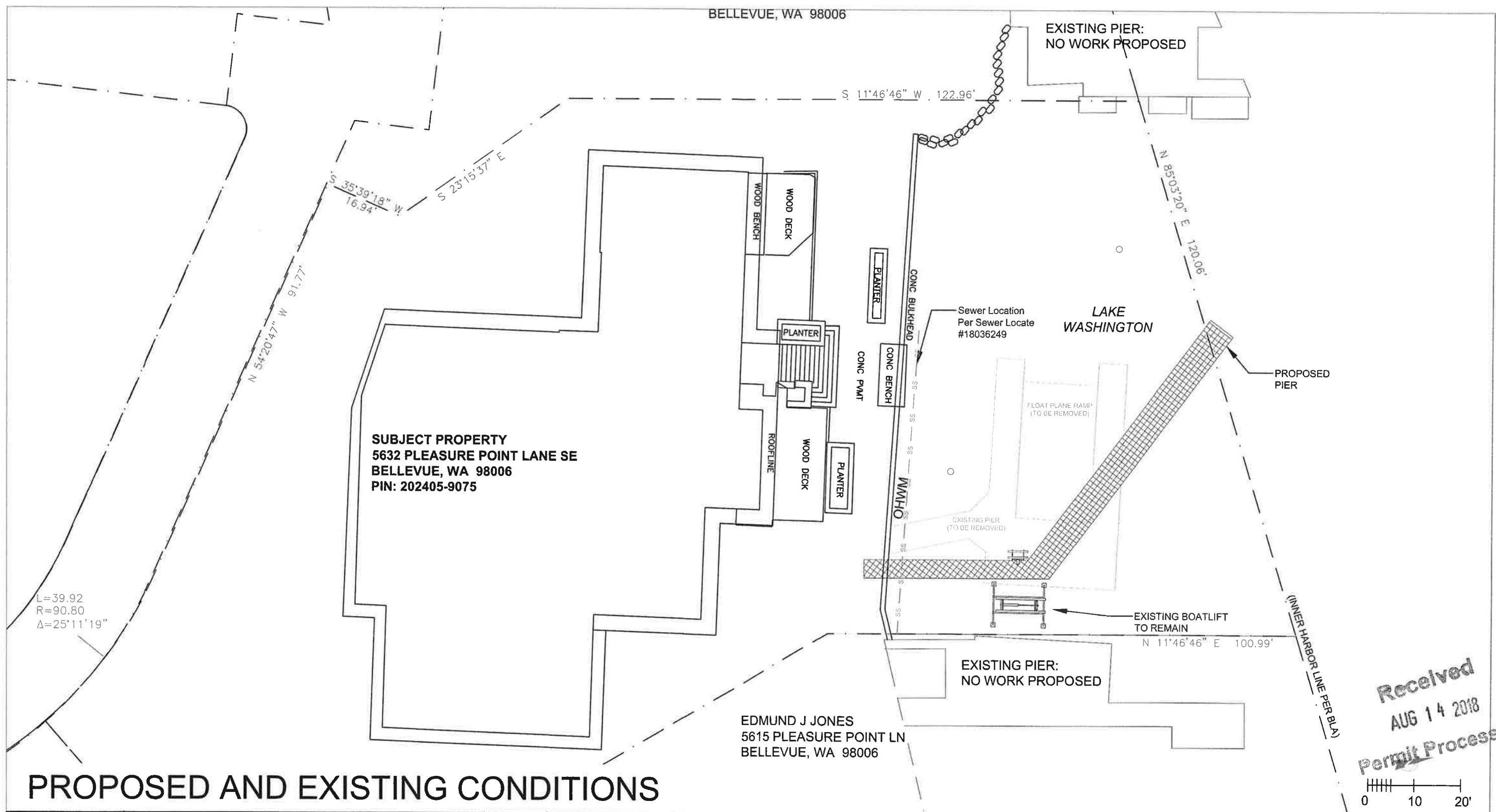
PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.

IN: LAKE WASHINGTON
AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.55302 LONG: -122.19603
CREATED: 03/16/2018 REVISED: 08/13/2018 - ADDRESS IN TITLE BLOCK

APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

**SHEET
2.0**

Received
AUG 14 2018
Permit Processing



PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.

DATUM: CORPS OF ENGINEERS 1919
SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04
ADJACENT OWNERS:
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5666 PLEASURE POINT LN
BELLEVUE, WA 98006
EDMUND J JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98006

PREPARED BY: 
TED BURNS OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-236-1700
TEDEBURNS@GMAIL.COM
WWW.SEABORNPILEDIVING.COM

PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.

IN: LAKE WASHINGTON
AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.55302 **LONG:** -122.19603
CREATED: 03/16/2018 **REVISED:** 08/13/2018 - ADDRESS IN TITLE BLOCK

APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
2.5

S. 11°46'46" W. 122.96

10' SETBACK (CITY PROPOSED)

Proposed
Mooring Pile

— Sewer Location
Per Sewer Locate
#18036249

LAKE
WASHINGTON

— Proposed
Mooring Pile

10' SETBACK (CITY PROPOSED)

EXISTING PIER:
NO WORK PROPOSED

INNER HARBOR LINE PER BLA

Received
AUG 14 2018
Permit Processing

SUBJECT PROPERTY
5632 PLEASURE POINT LANE SE
BELLEVUE, WA 98006
PIN: 202405-9075

EDMUND J JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98006

PROPOSED CONDITIONS

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.

DATUM: CORPS OF ENGINEERS 1919
SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04
ADJACENT OWNERS:
 BRADLEY S & LISA M POWELL
 5666 PLEASURE POINT LN
 BELLEVUE, WA 98006

EDMUND J JONES
 5615 PLEASURE POINT LN
 BELLEVUE, WA 98006

EDMUND J JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98006

PREPARED BY:  SEABORN
PILE DRIVING COMPANY
TED BURNS OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-236-1700
TEDEBURNS@GMAIL.COM
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<p>PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.</p>
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IN: LAKE WASHINGTON
AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.55302 LONG: -122.19603

APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

CREATED: 03/16/2018 REVISED: 08/13/2018 - ADDRESS IN TITLE BLOCK

SHEET
3.0

Environmentally neutral materials approved by the Environmental Protection Agency for use in aquatic environments shall be used. No materials treated with known toxic preservatives is allowed. Dock materials shall not be treated with pentachlorophenol, creosote, chromate copper arsenate (CCA) or comparably toxic compounds. Preservative and surface treatments are limited to products approved for use in aquatic environments and must be applied according to label directions. Construction hardware that comes into contact with water either directly, or through precipitation that causes discharges either directly or indirectly into surface waters shall not be susceptible to dissolution by corrosion.

PIER DETAILS

ROOFLINE

WOOD DECK

PLANTER

PLANTER

PLANTER

CONC PVMT

CONC BENCH

CONC BULKHEAD

WMHO

Sewer Location
Per Sewer Locate
#18036249

LAKE
WASHINGTON

Grated
decking to be
used
throughout

4'

30'-3"

35'

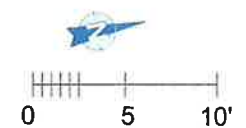
50°

60'

65'

65'-6"

25'



PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.

DATUM: CORPS OF ENGINEERS 1919
SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04
ADJACENT OWNERS:
BRADLEY S & LISA M POWELL
5686 PLEASURE POINT LN
BELLEVUE, WA 98006
EDMUND J JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98006

PREPARED BY:
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TEDEBURNS@GMAIL.COM
WWW.SEABORNPILEDIVING.COM



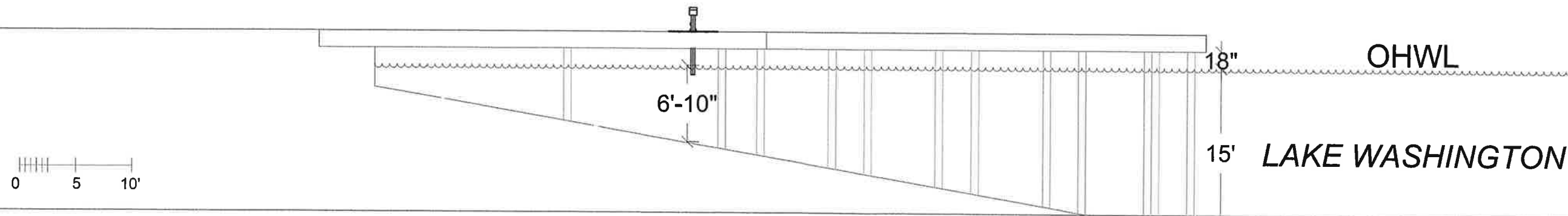
PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.

IN: LAKE WASHINGTON
AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.55302 **LONG:** -122.19603
CREATED: 03/16/2018 **REVISED:** 11/09/2018 - ADDED GRATED DECKING NOTE ON SHEET 4.0

APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

**SHEET
4.0**

ELEVATION VIEW 1



Received
AUG 14 2018
Permit Processing

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.

DATUM: CORPS OF ENGINEERS 1919
SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04
ADJACENT OWNERS:
BRADLEY S & LISA M POWELL
5666 PLEASURE POINT LN
BELLEVUE, WA 98006
EDMUND J JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98006

PREPARED BY:
TED BURNS OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-236-1700
TEDEBURNS@GMAIL.COM
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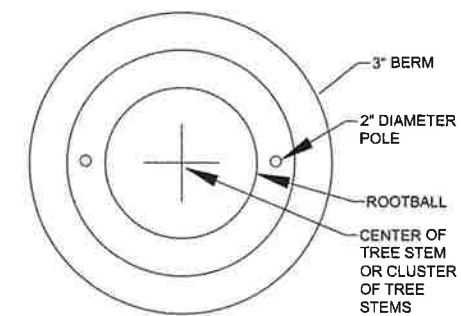
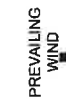
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IN: LAKE WASHINGTON
AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.55302 LONG: -122.19603
CREATED: 03/16/2018 REVISED: 08/13/2018 - ADDRESS IN TITLE BLOCK

APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
5.0

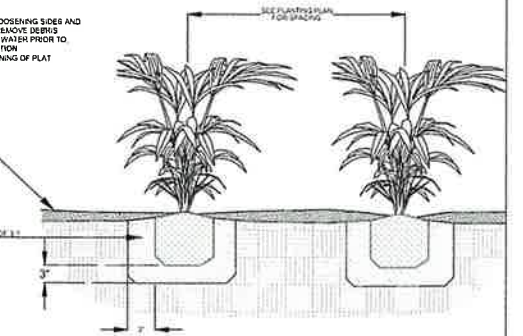
EXISTING PIER:
NO WORK ~~PROPOSED~~

[illegible]

TREE PLANTING DETAILS (NTS)

NOTES

1. INSTALLATION SHALL INCLUDE LOOSENING SIDES AND BOTTOM OF PLANTING PIT AND REMOVE DEBRIS
2. THE PIT SHALL BE SOAKED WITH WATER PRIOR TO AND SUBSEQUENT TO INSTALLATION
3. PRIOR TO INSTALLATION, LOOSENING OF PLANT MATERIALS SHALL OCCUR



**SHRUB AND GROUND COVER
PLANTING DETAILS (NTS)**

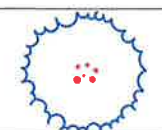
SYMBOL

LATIN NAME

COMMON NAME

QTY

SIZE



Pinus contorta

Shore Pine

2

10 Gallon



Vaccinium Ovatum

Evergreen
Huckleberry

4

5 Gallon

PREPARED BY:  **SEABORN**
PILE DRIVING COMPANY

TED BURNS OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-236-1700
TEDEBURNS@GMAIL.COM
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<p>PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.</p>
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IN: LAKE WASHINGTON
AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.55302 LONG: -122.19603
CREATED: 03/16/2018 REVISED: 11/09/2018 - ADDED GRA

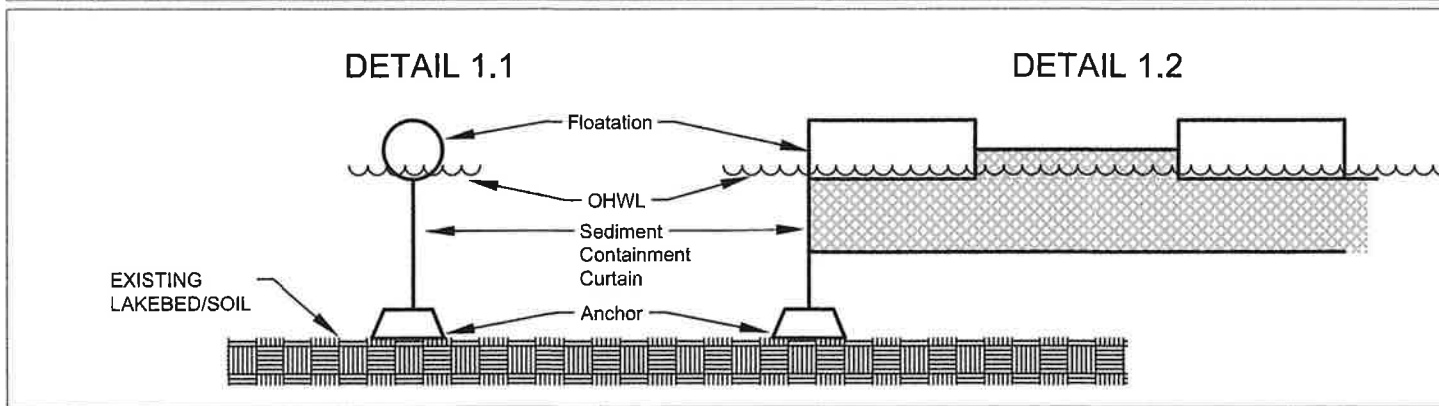
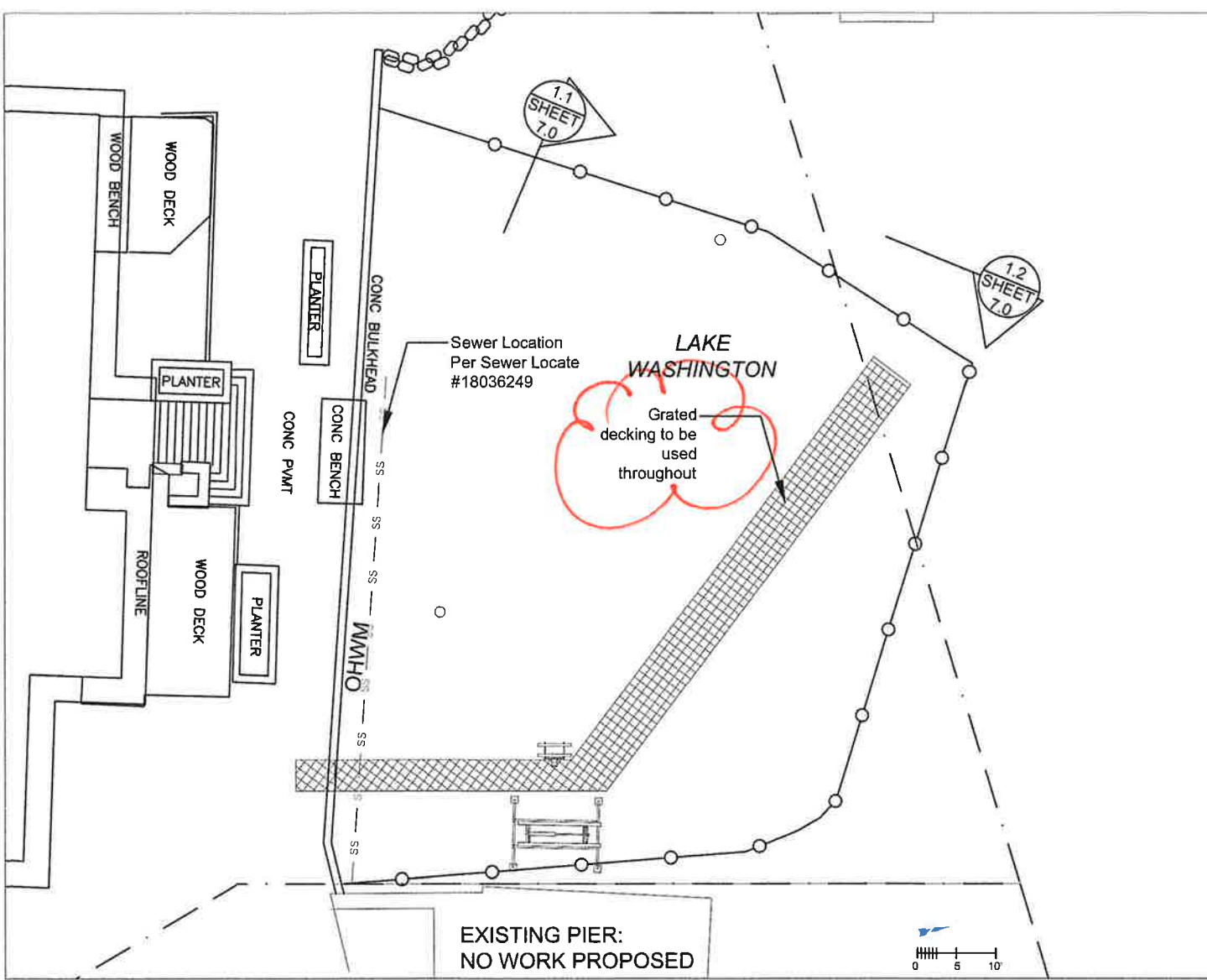
APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
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CREATED: 03/16/2018 REVISED: 11/09/2018 - ADDED GRATED DECKING NOTE ON SHEET 4.0

BMP DETAILS

- A. Constant vigilance shall be kept for the presence of protected fish species during all aspects of the proposed action, particularly during in-water activities such as vessel movement, deployment of anchors & spuds, pile driving, dredging, and placement of gravels and other fill.
1. The project manager shall designate an appropriate number of competent observers to survey the project site and adjacent areas for protected species, including the presence of fish as conditions allow.
 2. Visual surveys shall be made prior to the start of work each day, and prior to resumption of work following any break of more than an hour. Periodic additional visual surveys throughout the work day are strongly recommended.
 3. All in-water work shall be done during the in-water work window for the waterbody. Where there is a difference between the USCOE and WDFW work windows, the overlap of the two shall apply.
 4. All pile driving and extraction shall be postponed or halted when obvious aggregations or schooling of fish are observed within 50 yards of that work, and shall only begin/resume after the animals have voluntarily departed the area.
 5. Impact pile driving shall employ "soft-start" techniques. At the start of driving operations (or after any break in operations of more than an hour), the hammer will be operated at the lowest practicable power setting for the first few strikes, and gradually increased to full power after that.
 6. When piloting vessels, vessel operators shall operate at speeds and power settings to avoid grounding vessels, and minimize substrate scour and mobilization of bottom sediments.
- B. No contamination of the marine environment shall result from project-related activities.
1. Appropriate materials to contain and clean potential spills shall be stored and readily available at the work site and/or aboard project-related vessels.
 2. All project-related materials and equipment to be placed in the water shall be free of pollutants.
 3. The project manager and heavy equipment operators shall perform daily pre-work equipment inspections for cleanliness and leaks. All heavy equipment operations shall be postponed or halted should a leak be detected, and shall not proceed until the leak is repaired and the equipment is cleaned.
 4. To the greatest extent practicable, utilize biodegradable oils for equipment that would be operated in or near water.
 5. Fueling of land-based vehicles and equipment shall take place at least 50 feet away from the water, preferably over an impervious surface. Fueling of vessels shall be done at approved fueling facilities.
 6. Turbidity and siltation from project-related work shall be minimized and contained through the appropriate use of erosion control practices, effective silt containment devices, and the curtailment of work during adverse weather and tidal/flow conditions.
 7. All wastes shall be collected and contained for proper disposal at approved upland disposal sites appropriate for the material(s).
 8. When removing creosote piles and other similarly treated wood, containment booms must fully enclose the work area. Wood debris, oils, and any other materials released into lake waters must be collected, removed, and properly disposed of at approved disposal sites.
 9. All in- and over-water wood cutting would be limited to the minimum required to remove the subject wood component, and all cutting work should be enclosed within floating containment booms.
 10. When removing piles, no actions shall be taken that would cause adhering sediments to return to lake waters.
 11. Above-water containment shall be installed around removed piles to prevent sediment laden waters from returning to lake waters.
 12. Construction staging (including stocking of materials, etc.) will occur on the supply barge.



PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.

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SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04
ADJACENT OWNERS:
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5666 PLEASURE POINT LN
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KURT BULMER
3699 W MERCER WAY
BELLEVUE, WA 98006

PREPARED BY:
TED BURNS OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-236-1700
TEDEBURNS@GMAIL.COM
WWW.SEABORNPILEDIVING.COM

PROPOSED: REPLACE EXISTING PIER WITH A NEW PIER.

IN: LAKE WASHINGTON
AT: 5632 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.57589 **LONG:** -122.24446
CREATED: 03/16/2018 **REVISED:** 11/09/2018 - ADDED GRATED DECKING NOTE ON SHEET 4.0

APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36th ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
7.0

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION

Purpose of the Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Received

AUG 14 2018

Instructions for Applicants:

Permit Processing

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

BACKGROUND INFORMATION

Property Owner: Michael Holmes

Proponent: Ted Burns

Contact Person: Ted Burns

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 9311 SE 36th St Ste 204, Mercer Island, WA 98040 tedeburns@yahoo.com

Phone: (206) 236-1700

Proposal Title: Holmes Pier

Proposal Location: 5632 Pleasure Point Ln SE

(Street address and nearest cross street or intersection) Provide a legal description if available.

Lake WA Blvd - Parcel #2024059075

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Remove the existing dock and construct a new 530 square foot dock. Implement a shoreline planting plan.
2. Acreage of site: .71
3. Number of dwelling units/buildings to be demolished: None
4. Number of dwelling units/buildings to be constructed: None
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: 530
7. Quantity of earth movement (in cubic yards): 0
8. Proposed land use: Existing and proposed land use is single family residential and accessory structure (a dock).
9. Design features, including building height, number of stories and proposed exterior materials:
Proposed dock will be min 36" above OHWM. Materials are wood and grated decking.
10. Other

Estimated date of completion of the proposal or timing of phasing:

Upon receipt of all permits.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

This environmental checklist and a site plan.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No other applications are pending governmental approval of other proposals that would directly affect the property.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

City of Bellevue Substantial Development permit, City of Bellevue CALUP, City of Bellevue building permit, US Army Corps of Engineers federal permits, and the WA. State Dept. of Fish & Wildlife Hydraulic Project Approval.

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☒ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other
- b. What is the steepest slope on the site (approximate percent slope)? Less than 10%
- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Clay and sod with sand on the beach.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unknown. The soils appear to be stable.

There are steep slopes over 40% on the south part of the site, not impacted by proposal.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

No fill is proposed as part of the new dock construction project.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not anticipated to occur as a result of the dock construction or use. No clearing is proposed.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None, as part of the dock construction project.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

No erosion mitigation is proposed, as none is anticipated.

Project will comply with erosion and sediment controls per BCC 23.76

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Typical engine exhaust from the pile driver crane only during construction.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off site emissions or odor would affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Use of federal and state required engine emissions equipment would be used.

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The site is adjacent to Lake Washington.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

Remove the existing dock and construct a new 530 square dock. Implement a shoreline planting plan.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There is no fill or dredge as part of this project.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, not as part of new dock construction.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, as the Lake Washington elevation is regulated.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No, not as part of the new dock construction.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None as part of the construction of a new residential dock.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

No water runoff would occur.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

No waste materials would enter ground waters. Floating wood scraps would enter surface waters.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Installation and maintenance of a floating containment boom during construction.

Project will comply
with erosion and
sediment controls
per BCC 23.76

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☒ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None as part of the dock construction. A shoreline planting plan will be installed as part of the project.

c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered plant species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Native landscaping will be planted on the site as part of the mitigation.

5. ANIMALS

a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☒ Mammals: deer, bear, elk, beaver, other:
- ☒ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

Potential for Steelhead Salmon, Bull Trout and Chinook Salmon to be in the adjacent waters of Lake Washington

- c. Is the site part of a migration route? If so, explain.

Mitigation route for Salmonoids.

- d. Proposed measures to preserve or enhance wildlife, if any:

Work during non-migration periods, install grated decking.

Puget Sound Chinook
Salmon, Coastal Puget Sound
Bull Trout, Puget Sound Strait
of Georgia Coho Salmon,
Puget Sound Steelhead

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

None as part of the dock construction.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy conservation features are included in the plans, as energy is not needed for the proposal.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No

- (1) Describe special emergency services that might be required.

None as part of the dock construction.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

None, as no environmental health hazards are anticipated.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

None

Noise from construction activity is limited to the hours between 7 a.m. to 6 p.m. on weekdays and 9 a.m. to 6 p.m. on Saturdays and prohibited on Sundays and other legal holidays (BCC 9.18)

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical light machinery while the dock is under construction from 7:00 am - 3:30 pm daily.

- (3) Proposed measures to reduce or control noise impacts, if any:

Operate machinery only as required.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

Residential single family living recreation.

- b. Has the site been used for agriculture? If so, describe.

Unknown

- c. Describe any structures on the site.

There is currently a single family residence at this site.

- d. Will any structures be demolished? If so, what?

No, not as part of this project.

- e. What is the current zoning classification of the site?

R-2.5

- f. What is the current comprehensive plan designation of the site?

SF-M

- g. If applicable, what is the current shoreline master program designation of the site?

Residential Shoreline Environment

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Bellevue classifies the shoreline as a "critical area"

- i. Approximately how many people would reside or work in the completed project?

None, as part of the dock construction.

- j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

None, as no displacement impacts would occur.

i. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

To ensure local, state and federal compliance, the project will include a Shoreline Substantial Development permit and a SEPA review by the City of Bellevue, a HPA (Hydraulic Project Approval) permit from the Washington State Department of Fish & Wildlife, and a federal Letter of Permission from the US Army Corps of Engineers.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

None as part of the new dock construction.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None as part of the new dock construction.

c. Proposed measures to reduce or control housing impacts, if any:

No measures are proposed to reduce or control housing impacts, as no housing impacts would occur.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The surface of the proposed dock will be less than 24" above the ordinary high water line.

b. What views in the immediate vicinity would be altered or obstructed?

None

c. Proposed measures to reduce or control aesthetic impacts, if any:

No measures are proposed to reduce or control aesthetic impacts, as no aesthetic impacts are anticipated.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light or glare impacts, if any:
No measures are proposed to reduce or control light or glare impacts, as no light or glare is anticipated.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Residential waterfront recreation consisting of boating swimming.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No, as adjacent peirs would still be accessible, and people could still swim in Lake Washington. The proposed new dock is consistant with the existing residential use of the other properties in the vicinity.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
No measures are proposed to reduce or control impacts on recreation, as the project would not have an recreational impact.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None identified by Wash. St. Dept. of Archaelogy & Historical Preservation or by the applicant.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
None known or identified on or next to the site
- c. Proposed measures to reduce or control impacts, if any:
No measures are proposed to reduce or control impacts to historical or cultural preservation, as there are none identified on site or next to the site.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
Hwy 405
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Yes on Lake Washington Blvd
- c. How many parking spaces would be completed project have? How many would the project eliminate?
No automobile parking spaces would be completed or eliminated as part of the project.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will use water transportation for construction.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

No automobile vehicular trips would be generated by the completed project.

- g. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed to reduce or control impacts transportation impacts, as there would be no impacts on the transportation system.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No

- b. Proposed measures to reduce or control direct impacts on public services, if any:

No measures are proposed to reduce or control impacts on public services, as there would be no direct impacts on public services.

16. Utilities

Sewer line adjacent to shoreline.

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.


Electricity, Natural gas, Water, Refuse, Telephone, Sanitary service

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None, as part of the dock construction.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature 

Date Submitted 03/23/2018



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

Regulatory Branch

Mr. Michael Holmes
5632 Pleasure Point Lane Southeast
Bellevue, Washington 98006

Reference: NWS-2018-312
Holmes, Michael
(Pier Repair)

Dear Mr. Holmes:

We have reviewed your application to reconfigure a residential pier in Lake Washington at Bellevue, King County, Washington. Based on the information you provided to us, this "Letter of Permission" (LOP) permit authorizes your proposal as depicted on the enclosed drawings dated May 23, 2018, which are made part of this permit. In order for this LOP authorization to be valid, you must ensure that the work is performed in accordance with the enclosed *Letter of Permission General Conditions* and the following special conditions:

- a. No residue from construction activity shall be allowed to enter waters of the U. S. The permittee must install and maintain debris collection measures until all project operations are complete.
- b. Incidents where any individuals of fish species, marine mammals and/or sea turtles listed by National Oceanic and Atmospheric Administration Fisheries (NOAA Fisheries) under the Endangered Species Act appear to be injured or killed as a result of discharges of dredged or fill material into waters of the U.S. or structures or work in navigable waters of the U.S. authorized by this Nationwide Permit verification shall be reported to NOAA Fisheries, Office of Protected Resources at (301) 713-1401 and the Regulatory Office of the Seattle District of the U.S. Army Corps of Engineers at (206) 764-3495. The finder should leave the animal alone, make note of any circumstances likely causing the death or injury, note the location and number of individuals involved and, if possible, take photographs. Adult animals should not be disturbed unless circumstances arise where they are obviously injured or killed by discharge exposure or some unnatural cause. The finder may be asked to carry out instructions provided by NOAA Fisheries to collect specimens or take other measures to ensure that evidence intrinsic to the specimen is preserved.

c. In order to meet the requirements of the Endangered Species Act (ESA) and Magnuson-Stevens Fishery Conservation and Management Act (MSA) programmatic consultation Integrated Restoration and Permitting Program (IRPP) (National Marine Fisheries Service (NMFS) Reference Number WCR-2016-5278), you must implement and abide by the ESA requirements and/or agreements set forth in the Biological Opinion (BO) dated February 17, 2017, the NMFS' IRPP Implementation Guide dated June 30, 2017, and the individual project notification for your project (NMFS Reference Number WCR-2018-9893). The BO is available on the U.S. Army Corps of Engineers (Corps) website (Permit Guidebook, Endangered Species, Programmatic Consultations, Activities on Lakes Washington and Sammamish). Upon completion of the permitted work, you must submit an As-Built Report (see IRPP Implementation Guide, Appendix E) to the Corps and the NMFS (ATTN: Mr. Mike Lisitza, mike.lisitza@noaa.gov; NOAA Western Regional Center, 7600 Sand Point Way, Seattle, Washington, 98115). You must visually monitor the work area during construction when the substrate is disturbed and ensure that observable turbidity increases do not extend beyond a 150-foot radius around the work area. If turbidity increases occur beyond this area, you must include it in your As-Built Report. You must comply with any required IRPP planting plan (see IRPP Implementation Guide, Appendices C and D) requirements and submit annual monitoring reports for five years to the Corps and the NMFS. All reports must prominently display the reference number NWS-2018-312. Failure to comply with these requirements constitutes non-compliance with the ESA and your Corps permit. The NMFS is the appropriate authority to determine compliance with the terms and conditions of its BO and with the ESA. If you cannot comply with the terms and conditions of this programmatic consultation, you must, prior to commencing construction, contact the Corps, Seattle District, Regulatory Branch for an individual consultation in accordance with the requirements of the ESA and/or the MSA.

d. In order to meet the requirements of the Endangered Species Act (ESA) programmatic letter of concurrence for selected activities in the Lake Washington/Lake Sammamish Basins (U.S. Fish and Wildlife Service (USFWS) Reference Number 13410-2009-I-0386-R001) you must comply with the relevant conservation measures in the document titled, Conservation Measures for Activities Covered under the Lake Washington Programmatic Consultation Letter of Concurrence available on the U.S. Army Corps of Engineers (Corps) website (Permit Guidebook, Endangered Species, Programmatic Consultations, Activities on Lakes Washington and Sammamish). If you cannot comply with these conservation measures, you must, prior to commencing construction, contact the Corps, Seattle District, Regulatory Branch for an individual consultation in accordance with the requirements of the ESA. The USFWS is the appropriate authority to determine compliance with the ESA.

e. In order to meet the requirements of the Endangered Species Act you may conduct the authorized activities from July 16 through December 31 in any year this permit is valid.

You shall not conduct work authorized by this permit from January 1 through July 15 in any year this permit is valid.

We have reviewed your project pursuant to the requirements of the Endangered Species Act and the Magnuson-Stevens Fishery Conservation and Management Act in regards to Essential Fish Habitat. The U.S. Army Corps of Engineers has determined that this project will comply with the requirements of the above laws provided you comply with special condition "c" listed above.

Please be reminded that Special Condition "c" of your permit requires that you implement and abide by the ESA requirements and/or agreements set forth in the Biological Opinion (BO) for this project. In particular, note that the BO requires that you implement a shoreline planting plan, monitor and submit monitoring reports on the planted area to the Corps and Services annually for a period of 5 years, and record the location and description of the planting area on your deed. Failure to comply with the commitments made in the BE constitutes non-compliance with the ESA and your Corps permit.

Lake Washington is a water of the U.S. If you believe this is inaccurate, you may request a preliminary or approved jurisdictional determination (JD). If one is requested, please be aware that we may require the submittal of additional information to complete the JD and work authorized in this letter may not occur until the JD has been completed.

Any change in the plans for this work will require that you submit revised drawings to this office and receive our written approval of those changes prior to conducting the work. If you object to any terms or conditions of this LOP or the JD, you may request an administrative appeal under our regulations (33 CFR Part 331) as described in the enclosed *Appeal Process Fact Sheet* and the *Notification of Administrative Appeal Options and Process and Request for Appeal* form.

Your authorization to conduct the proposed work under this permit expires 3 years from the date of this letter. Within 30 days of completing the authorized work, you must fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit* form to the address indicated on the form. Your signature on this form is our assurance you have conducted the work and any required mitigation in accordance with the terms and conditions of this LOP, including all special conditions. Please remember that failure to comply with the terms and conditions of this LOP, including any special conditions, will invalidate your authorization and could result in a violation of Federal law.

Thank you for your cooperation during the permitting process. We are interested in your experience with our Regulatory Program and encourage you to complete a customer service

survey form. This form and information about our program is available on our website at: www.nws.usace.army.mil (select "Regulatory Branch, Permit Information").

While this project will not require further authorization from us, please note that it must comply with all local, State, and other Federal requirements that may apply. A copy of this letter and permit drawings will be furnished to Mr. Ted Burns at tedeburns@yahoo.com. If you have any questions about this letter or our regulatory program, please contact Mr. Jordan Bunch at jordan.a.bunch@usace.army.mil or by phone at (206) 764-3482.

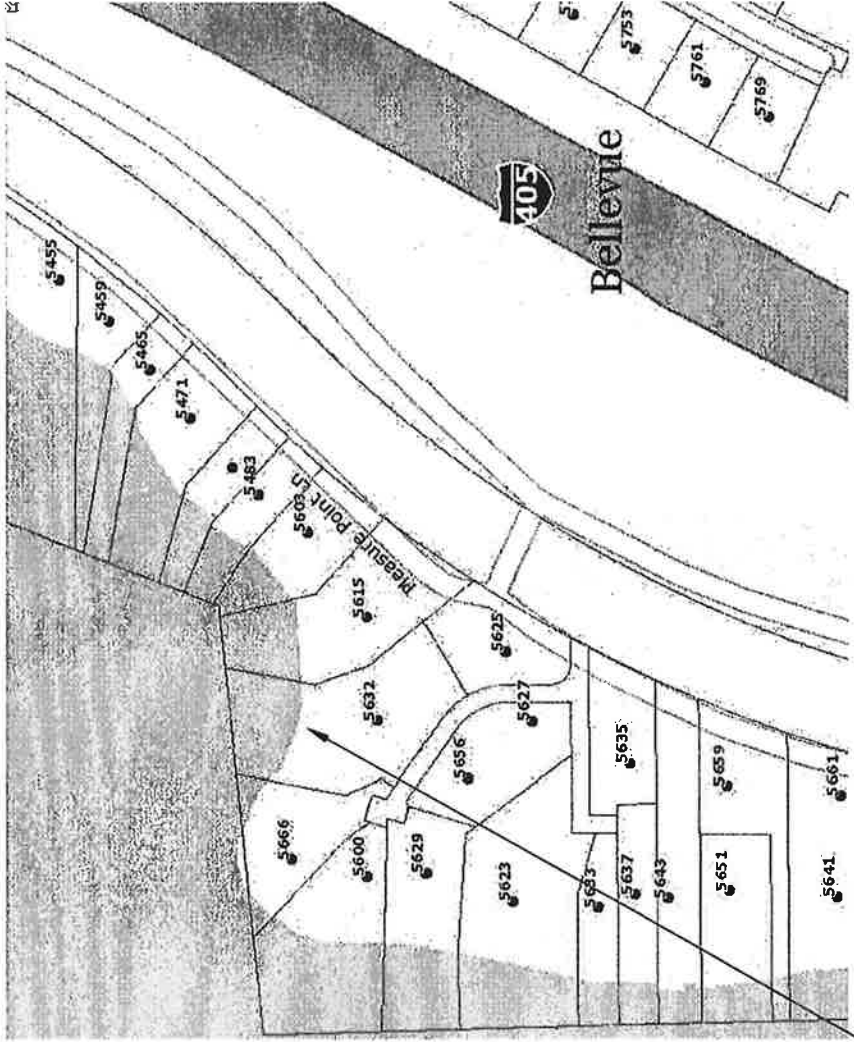
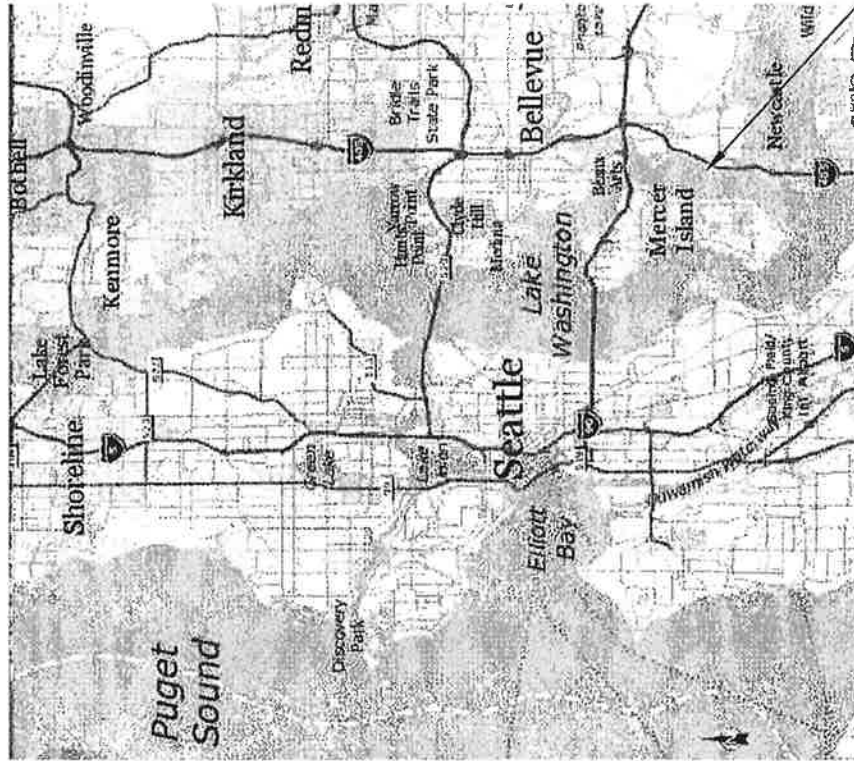
BY AUTHORITY OF THE SECRETARY OF THE ARMY:

for Mark A. Gerald
Colonel, Corps of Engineers
District Engineer

Enclosures

cc: USFWS (wfwotap@fws.gov); ECOLOGY (ecyrefedpermits@ecy.wa.gov); DNR;
LOCAL GOVERNMENT


cc: letter only via email to:
irpp-wa.wcr@noaa.gov
megan.webb@kingcounty.gov



SUBJECT PROPERTY

PIN: 202405-9075
LEGAL DESCRIPTION:
LOT "A" OF BELLEVUE BOUNDARY LINE ADJUSTMENT NO.
96-3882 UNDER KING COUNTY RECORDING NO. 9606199001

PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.



PREPARED BY:
TED BURNS OF SEABORN PILE DRIVING
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040
OFFICE: 206-238-1700
TEDEBURNS@GMAIL.COM
WWW.SEABORNPILEDIVING.COM

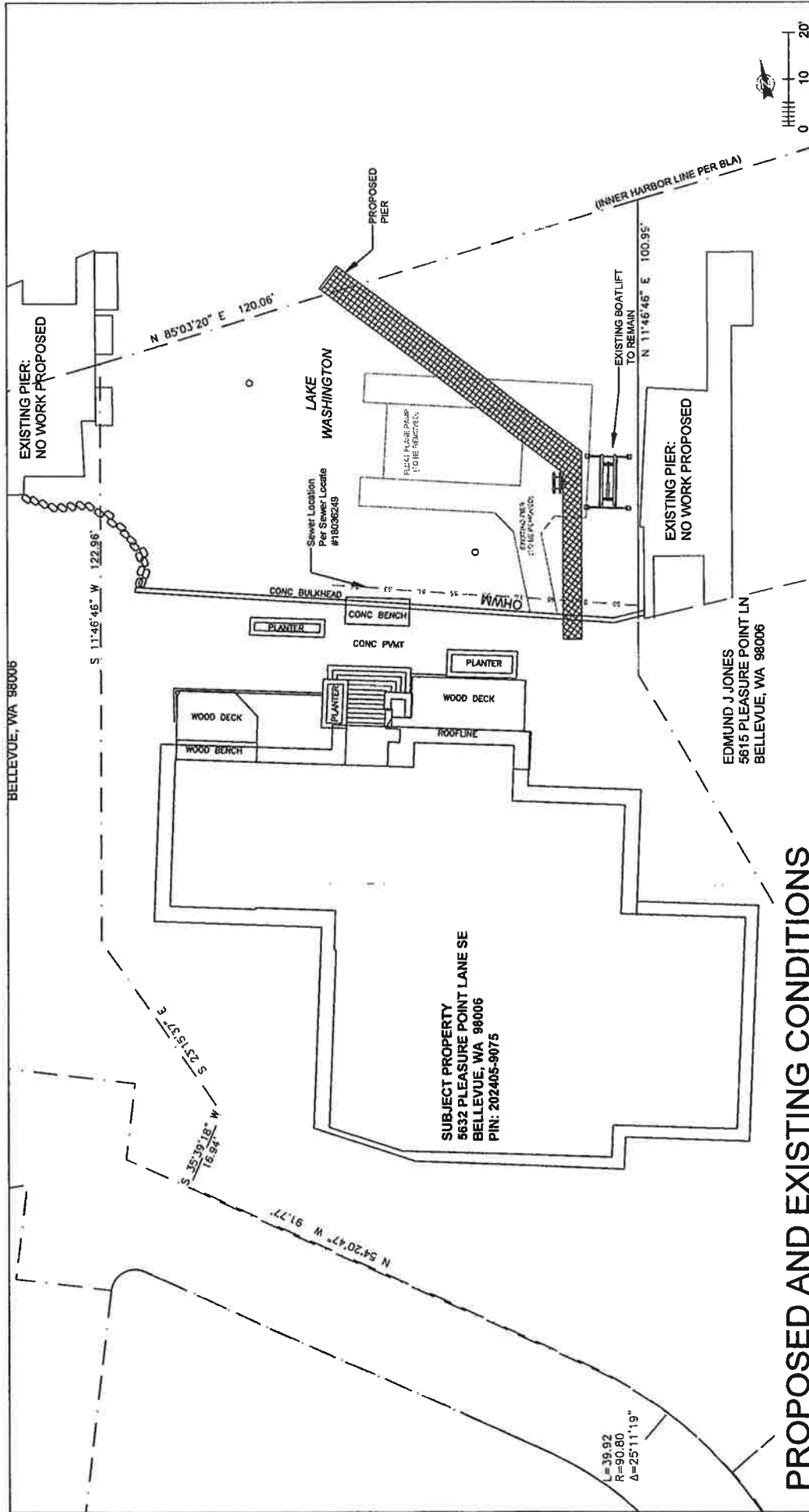
PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.

IN: LAKE WASHINGTON
AT: 5615 PLEASURE POINT LN SE, BELLEVUE, WA 98006
COUNTY: KING
LAT: 47.55302 LONG: -122.19603
CREATED: 03/16/2018 REVISED: 05/23/2018

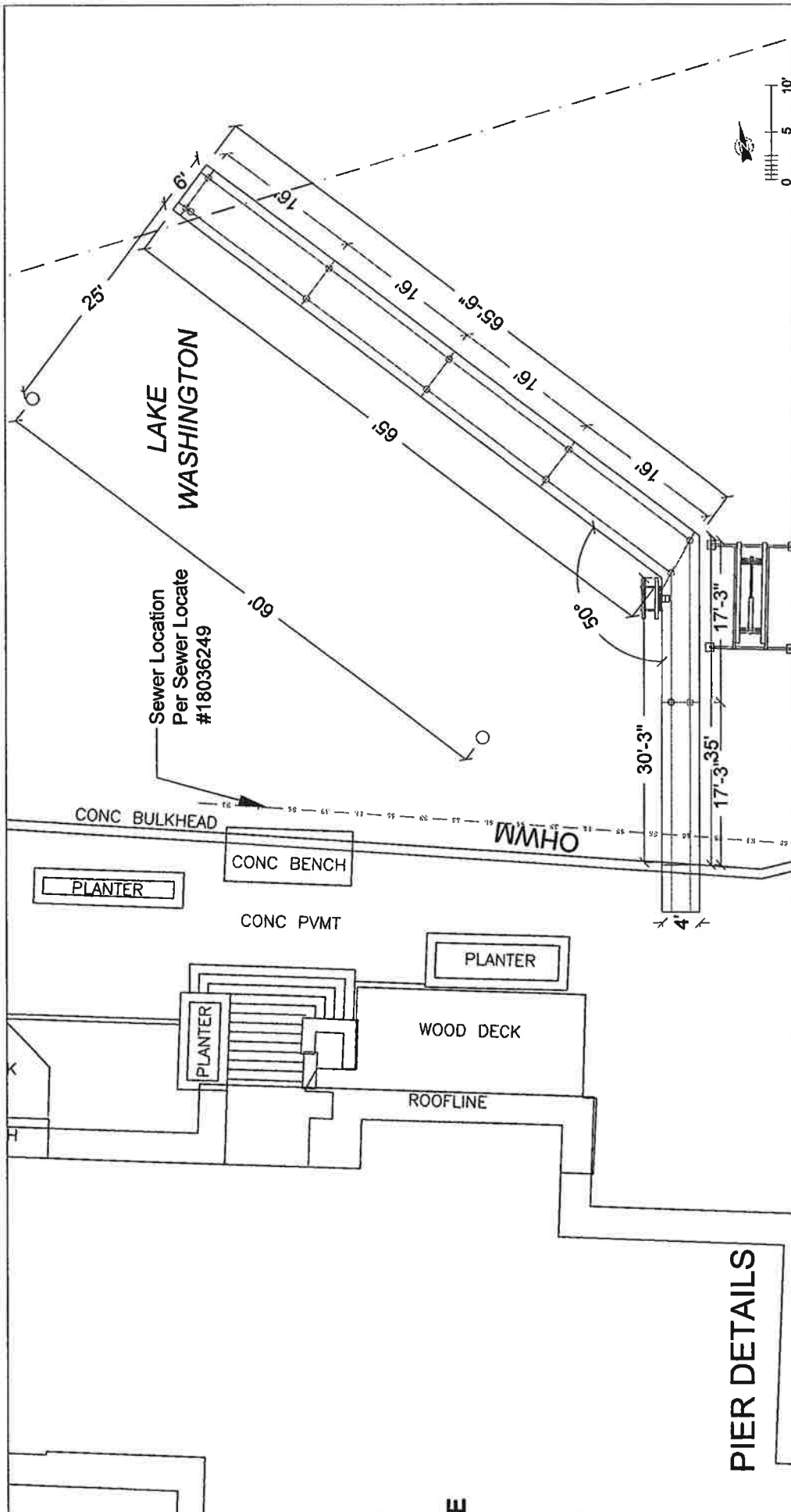
APPLICANT: TED BURNS
SEABORN PILE DRIVING COMPANY
9311 SE 36TH ST, SUITE 204
MERCER ISLAND, WA 98040

SHEET
1 of 7

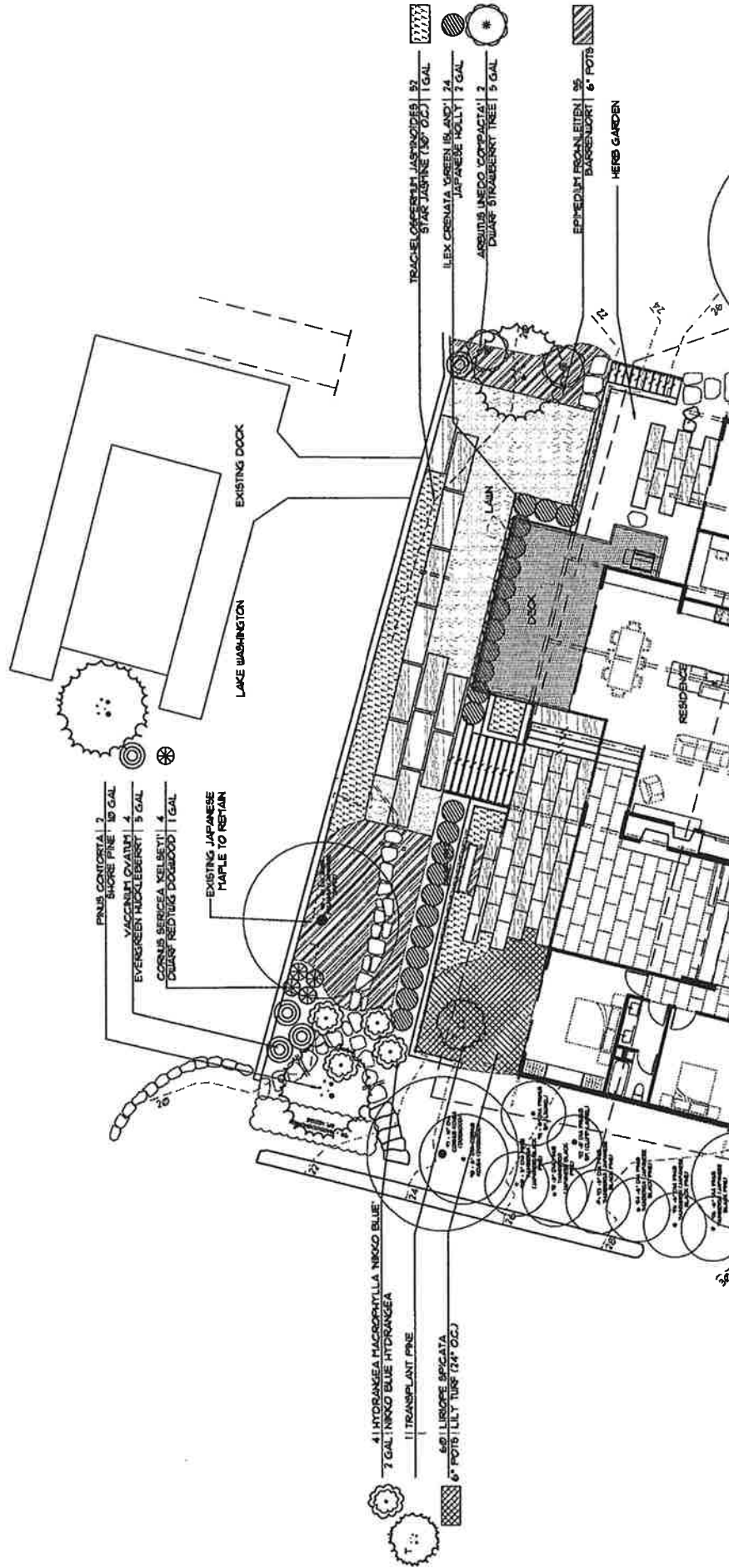
DATUM: CORPS OF ENGINEERS 1919
SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04
ADJACENT OWNERS:
BRADLEY & LISA M FOWELL
5606 PLEASURE POINT LN
BELLEVUE, WA 98005
EDMUND J. JONES
5615 PLEASURE POINT LN
BELLEVUE, WA 98005



<p>DATUM: CORPS OF ENGINEERS 1919 SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04</p> <p>ADJACENT OWNERS: BRADLEY S. & LISA M. POWELL 5808 PLEASURE POINT LN BELLEVUE, WA 98006</p>	<p>PREPARED BY: TED BURNS OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 TEDEBURNS@GMAIL.COM WWW.SEABORNPILEDIVING.COM</p>	<p>IN: LAKE WASHINGTON AT: 5615 PLEASURE POINT LN SE, BELLEVUE, WA 98006 COUNTY: KING LAT: 47.55302 LONG: -122.19603</p> <p>APPLICANT: TED BURNS SEABORN PILE DRIVING COMPANY 9311 SE 36th ST, SUITE 204 MERCER ISLAND, WA 98040</p> <p>CREATED: 03/16/2018 REVISED: 05/23/2018</p>
<p>SHEET 3 of 7</p>		



<p>PURPOSE: The proposed repair of the dock is to provide for safe boat moorage for the owner's personal boat.</p>	<p>PREPARED BY: TED BURNS OF SEABORN PILE DRIVING 9311 SE 36TH ST, SUITE 204 MERCER ISLAND, WA 98040 OFFICE: 206-236-1700 TEDEBURNS@GMAIL.COM WWW.SEABORNPILEDIVING.COM</p>	<p>PROPOSED: Remove the existing dock, float plane lift and associated wood piles and construct a new 530 square foot dock supported by twelve (12) 8" steel support piles, and one (1) 8" steel brace pile. Installing two 12" steel mooring piles. Implement a shoreline planting plan.</p>
<p>DATUM: CORPS OF ENGINEERS 1919 SW QUARTER OF SECTION 12, TOWNSHIP 24, RANGE 04 ADJACENT OWNERS: BRADLEY S & LISA M POWELL 5606 PLEASURE POINT LN BELLEVUE, WA 98006</p>	<p>IN: LAKE WASHINGTON AT: 5615 PLEASURE POINT LN SE, BELLEVUE, WA 98006 COUNTY: KING LAT: 47.55302 LONG: -122.19603 CREATED: 03/18/2018 REVISED: 05/23/2018</p>	<p>APPLICANT: TED BURNS SEABORN PILE DRIVING COMPANY 9311 SE 36th ST, SUITE 204 MERCER ISLAND, WA 98040</p>



HOLMES SHORELINE PLANTING PLAN

SCALE: 1"= 10'-0"

ALLWORTH DESIGN

02.27.18



US Army Corps
of Engineers ®
Seattle District

Letter of Permission General Conditions

February 24, 2003



1. Reliance on Permittee's Information. In authorizing this work under this Letter of Permission (LOP), the Department of the Army has relied, in part, on the information provided by the permittee. If this information proves to be false, incomplete, or inaccurate, the permittee's authorization may be modified, suspended, or revoked, in whole or in part.
2. Compliance with Terms and Conditions. Projects authorized by this LOP shall comply with all terms and conditions herein and any case-specific conditions added or required by the District Engineer. Failure to abide by these terms and conditions invalidates this authorization and may result in a violation of federal law, which may require that the permittee restore the site or take other remedial action. Activities requiring Department of the Army authorization that are not specifically authorized by this LOP are prohibited unless authorized by another Department of the Army permit.
3. Contractor's Copy of Permit. The permittee shall provide a copy of the LOP (letter, drawings, and general conditions) to each contractor involved in the project and keep a copy of the LOP available for inspection at the project site.
4. Compliance Certification. Within 30 days of completing the authorized work, the permittee shall submit to the issuing office certification that the work, including any required compensatory mitigation, was conducted in accordance with the provisions of this LOP.
5. Access for Inspection. The permittee shall allow the District Engineer or his/her authorized representative to inspect the project whenever deemed necessary to assure that the work is being, or has been, accomplished in accordance with the terms and conditions of this permit.
6. Limits of Authorization. This permit does *not*:
 - a. Obviate the requirement to obtain all state, local, or other federal authorizations required by law for the activity authorized herein, including any authorization required from Congress;
 - b. Convey any property rights, either in real estate or material, or any exclusive privileges;
 - c. Authorize any injury to property, invasion of rights, or any infringement of federal, state, or local laws or regulations; or
 - d. Authorize the interference with any existing or proposed federal project.
7. Limits of Federal Liability. This permit is not an approval of the design features of any authorized project or an implication that such work is adequate for the intended purpose; a Department of the Army permit merely expresses the consent of the Federal Government to conduct the proposed work insofar as public rights are concerned. In issuing this LOP, the Federal Government does not assume any liability for the following:

15. Marking Structures. Permittees shall install and maintain any lights, signals, or other appropriate markers necessary to clearly designate the location of structures or work that might pose a hazard to public safety. Permittees shall abide by U.S. Coast Guard requirements concerning the marking of structures and work in navigable waters of the United States.
16. Endangered Species. This LOP does not authorize any activity that is likely to jeopardize the continued existence of a threatened or endangered species or a species proposed for such designation, as identified under the Endangered Species Act (ESA). Prospective permittees must notify the District Engineer if any listed species or designated critical habitat might be affected by, or is in the vicinity of, the project and shall not begin work until notified by the District Engineer that the requirements of the ESA have been satisfied and that the activity is authorized.
17. Historic Properties. This LOP does not authorize any activity that may affect historic properties listed, or eligible for listing, in the National Register of Historic Places (NRHP) until the provisions of 33 CFR 325, Appendix C, have been satisfied. Historic properties include prehistoric and historic archeological sites, and areas or structures of cultural interest. A prospective permittee must notify the District Engineer if the proposed activity may affect an historic property that is listed, eligible for listing, or may be eligible for listing in the NRHP, and shall not begin the activity until notified by the District Engineer that the requirements of the National Historic Preservation Act have been satisfied and that the activity is authorized. If a previously unknown historic property is encountered during work authorized by this LOP, the permittee shall cease work immediately, notify the District Engineer of the situation within one day of discovering the impact, and avoid any further impact to the property until the District Engineer verifies that the requirements of 33 CFR Part 325, Appendix C, have been satisfied.
18. Wild and Scenic Rivers. No activity may occur in a component of the National Wild and Scenic River System or in a river officially designated by Congress as a "study river" for possible inclusion in the system while the river is in an official study status unless the federal agency (e.g., National Park Service, U.S. Forest Service, Bureau of Land Management, U.S. Fish and Wildlife Service) with direct management responsibility for that river, has determined in writing that the proposed activity will not adversely affect the Wild and Scenic River designation or study status.
19. Alternatives. Activities authorized by LOP shall be designed and constructed to avoid and minimize adverse impacts to waters of the United States to the extent practicable through the use of alternatives.
20. Minimization of Environmental Impact. Permittees shall make every reasonable effort to conduct the authorized work in a manner that minimizes the adverse impact of the work on water quality and stream flow, fish and wildlife, and the natural environment, including adverse impacts to migratory waterfowl breeding areas, spawning areas, shellfish beds, and aquatic resource buffer zones. Work should be limited to periods of low flow and/or low tide when practicable.
21. Compensatory Mitigation. Appropriate and practicable compensatory mitigation shall be required to the extent necessary to ensure that the authorized activities would not have more than a minor adverse impact on the aquatic environment.
22. Soil Erosion and Sediment Controls. Permittees shall use and maintain appropriate erosion and sediment controls in effective operating condition and permanently stabilize all exposed soil and other fills, including any work below the ordinary high water mark or high tide line (in Seattle District, the high tide line is located at the "mean higher high water" line), at the earliest